



BOROUGH OF TARENTUM

CONDITIONAL USE DECISION

IN RE: APPLICANT: BRIDGES & COMPANY, INC.
PROPERTY OWNERS: LORI J. SWARTZ
DARCY L. CARSON
CURTIS E. HUBERT

FINDINGS OF FACT

1. The Borough of Tarentum (hereinafter “Borough”) is organized and existing under the laws of the Commonwealth of Pennsylvania.

2. The Borough has enacted a Zoning Ordinance known as the Borough of Tarentum Zoning Ordinance and codified as Chapter 265 of the Code of the Borough of Tarentum (hereinafter “Ordinance”).

3. On December 14, 2021, Bridges & Company, Inc. (hereinafter “Bridges”) filed a request for a conditional use permit to allow Bridges to use the property for the internal storage of its construction truck and tools and as an accessory administrative office at the property located at 209 Lock Street, Tarentum, Pennsylvania 15084. Said property bears parcel ID numbers 1223-S-28 and 1223-S-30.

4. The property is located within the Commercial Center (CC) zoning district.

5. The Ordinance does not provide for an Industrial Use in the CC zoning district.

6. Pursuant to said request for a conditional use, a public hearing was held on January 18, 2022, at 5:30 o’clock P.M. at the Tarentum Borough Building.

7. Said public hearing was held after due notice as required by the Borough Code and the Pennsylvania Municipalities Planning Code (hereinafter “MPC”).



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8. At the public hearing, Bridges, and any and all interested parties were given ample opportunity to testify with respect to all provisions and considerations of said application.

9. The subject property has erected thereon a structure that was previously used as a roller skating rink and was vacant at the time of the public hearing.

10. Bridges had a sales agreement with the property owners at the time of the public hearing.

11. At the public hearing, Paul A. Marquart, principal of Bridges, testified as follows:

(a) Bridges would use the building on the subject property for a warehouse staging area to maintain their truck, a Ford F350;

(b) Bridges would use the building on the subject property to hold and deliver tools;

(c) Bridges would use the building on the subject property to store materials, such as siding; and

(d) Bridges is agreeable to putting a Bridges sign on the building.

12. Four (4) residents testified and one (1) resident provided an email as follows:

(a) Three (3) residents have concern for traffic in the area;

(b) One (1) resident had a concern for the noise and size of the vehicle;

(c) One (1) resident, via email, wanted to wait and see if another business, that fit the zoning classification, would be interested in the property;

(d) One (1) resident did not want another empty building and did not believe the applicant would disrupt the neighborhood with excessive traffic or noise; and

(e) Two (2) residents supported the application for the conditional use.

13. The Tarentum Borough Planning Commission held a public meeting on January 5, 2022 and issued a memorandum on January 10, 2022. The memorandum was entered as hearing Exhibit C.



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14. The Tarentum Borough Planning Commission recommended that Tarentum Borough Council approve the conditional use request and give consideration to the suggestion that the building facade be retained/enhanced and that appropriate business identification signage be required.

15. This relevant code sections to this matter are Section 265-502(G)-Specific Conditional Use Standards and Section 265-203-Use Definitions.

16. The proposed use is not inconsistent with the residential character of the neighborhood.

17. The proposed use will not adversely affect the health, safety or welfare of the residents of the surrounding area.

18. The proposed use will not deteriorate the environment or generate extraordinary nuisance conditions.

19. Following the public hearing on January 18, 2022, Council held a regular meeting wherein they approved the conditional use application of Bridges.

CONCLUSIONS OF LAW

1. The Borough of Tarentum has jurisdiction to grant the request for a conditional use approval.

2. The proposed conditional use is consistent with the Comprehensive Plan for Development within the Borough of Tarentum.

3. The proposed use is consistent with the intent and purposes of the Borough of Tarentum Zoning Ordinance and does not adversely affect the public interest.



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4. The Borough of Tarentum has complied with all notice requirements of the Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code.

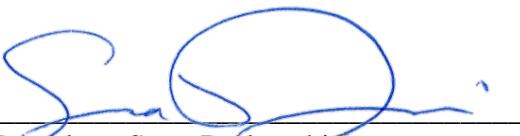
DECISION

After due consideration of the request for Conditional Use approval and the testimony presented at a duly advertised public hearing, the Borough of Tarentum Council does hereby grant said request subject to the following condition:

1. Bridges shall put appropriate business identification signage on the subject building.

IT APPEARING TO THE COUNCIL OF THE BOROUGH OF TARENTUM, that the foregoing constitutes the complete Findings of Fact, Conclusions of Law and Decision of Council, said Decision is APPROVED AND ADOPTED on the 18th day of January, 2022.

BOROUGH OF TARENTUM COUNCIL

By 
President, Scott Dadowski

ATTEST: (SEAL)



Secretary